160.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	552,400 / 552,400
					USE VALUE:	552,400 / 552,400
					ASSESSED:	552,400 / 552,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD PATRICK G
Owner 2:	
Owner 3:	
Street 1:	94 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,647 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4647.000	157,700	3,100	391,600	552,400
Total Card	0.107	157,700	3,100	391,600	552,400
Total Parcel	0.107	157,700	3,100	391,600	552,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.85 | /Parcel: 556.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106735

GIS Ref

GIS Ref

Insp Date 07/21/18

Parcel ID 160.0-0003-0001.0

!12515!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	157,700	3100	4,647.	391,600	552,400	552,400	Year End Roll	12/18/2019
2019	101	FV	161,500	3100	4,647.	391,600	556,200	556,200	Year End Roll	1/3/2019
2018	101	FV	161,200	3100	4,647.	346,800	511,100	511,100	Year End Roll	12/20/2017
2017	101	FV	161,200	3100	4,647.	290,900	455,200	455,200	Year End Roll	1/3/2017
2016	101	FV	161,200	3100	4,647.	290,900	455,200	455,200	Year End	1/4/2016
2015	101	FV	142,300	3100	4,647.	251,700	397,100	397,100	Year End Roll	12/11/2014
2014	101	FV	142,300	3100	4,647.	243,300	388,700	388,700	Year End Roll	12/16/2013
2013	101	FV	142,300	3100	4,647.	231,600	377,000	377,000		12/13/2012

PRINT

Date	Time
12/11/20	02:35:55

LAST REV

Date	Time
08/09/18	09:20:37
apro	
12515	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13853-352		12/1/1979		59,900	No	No		Y

USER DEFINED

Prior Id # 1:	106735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2006	92	Redo Kit	25,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	189	PATRIOT
4/28/2000	Inspected	201	PATRIOT
1/25/2000	Missed Appt.	263	PATRIOT
12/16/1999	Mailer Sent		
12/3/1999	Measured	256	PATRIOT
7/12/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4647		Sq. Ft.	Site		0	70.	1.20	8									391,587						391,600	

Total AC/HA: 0.10668 | Total SF/SM: 4647 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,587 | Spl Credit | Total: 391,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	120.261
Other Features:	68349
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228504
Depreciation:	70836
Depreciated Total:	157668

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

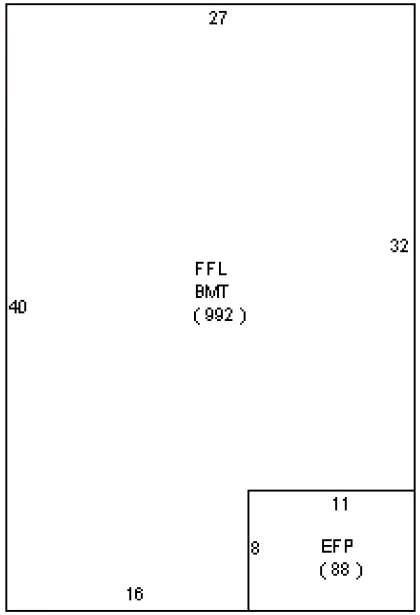
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



Sum Area By Label :
FFL = 992
BMT = 992
EFP = 88

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	120.26
Special Features:	0	Val/Su Net:	76.11
Final Total:	157700	Val/Su SzAd	158.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	992	36.080	35,790
FFL	First Floor	992	120.260	119,299
EFP	Enclos Porch	88	57.570	5,066

Net Sketched Area:	2,072			Total:	160,155
Size Ad	992	Gross Are	2072	FinArea	992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1924	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100